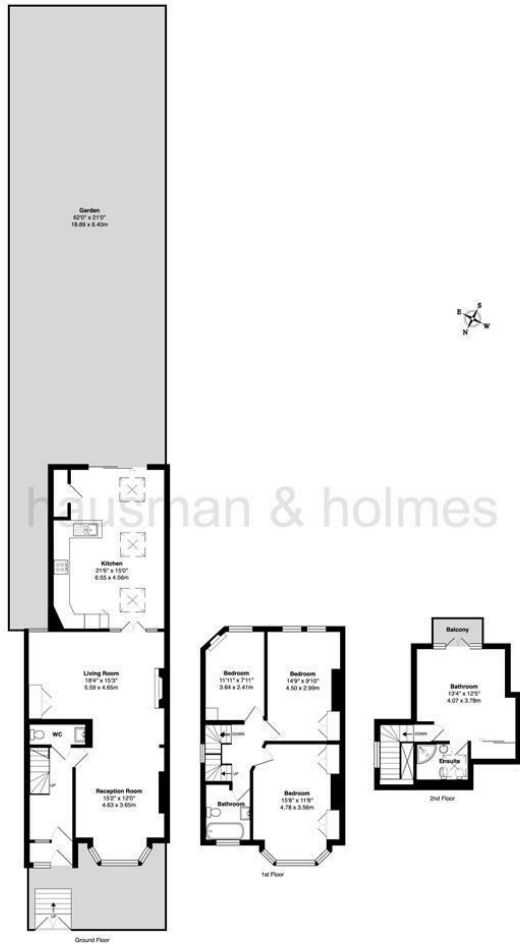




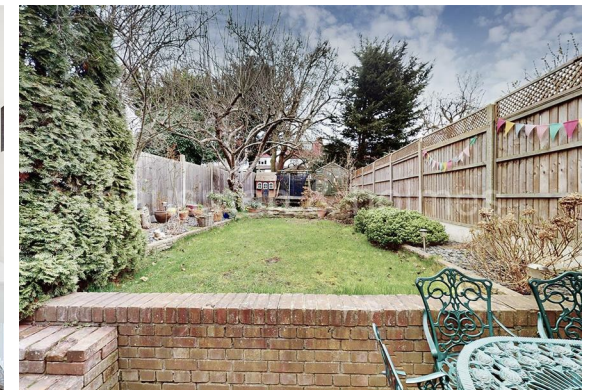
hausman
& holmes

Elmcroft Crescent, NW11

Asking Price £1,050,000



Elmcraft Crescent NW11
 Total Gross Area: 1651 sq ft ... 153.4 m² (excluding garden, balcony)
 Floor plans are for identification and guidance purposes only, not to scale.
 Compliant RICS code of measuring practice.



- Highly desirable road
- Ideal for entertaining
- 4 Bedrooms & 2 Bathrooms
- 21 ft kitchen/breakfast room
- Well maintained south-east facing garden
- Access to both Golders Green & Brent Cross



020 8458 8555
 57 Golders Green Road
 London NW11
 info@hausmanandholmes.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	84
EU Directive 2002/91/EC			

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.